



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)	
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL	
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Request final plat approval to eliminate an interior lot line between 2 existing lots.			

APPLICATION INFORMATION			
Applicant: Sylvia Martin		Phone: 505-240-1308	
Address: 1752 North Hills Blvd.		Email:	
City: Grants	State: NM	Zip: 87020	
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: P.O. Box 44414		Email: cartesianjayson@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174-4414	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lot C and Tract 133-B1-A2		Block:	UPC: 101205802408530725
Subdivision/Addition: Lands of Regina Avila and Mary Lucero		MRGCD Map No.:	UPC Code: 101205802008930727
Zone Atlas Page(s): J-12-Z	Existing Zoning: R-1D		Proposed Zoning R-1D
# of Existing Lots: 2	# of Proposed Lots: 1		Total Area of Site (Acres): 0.4268
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 509 & 517 47th St. N.W.		Between: Bluewater Rd. N.W.	and: Rincon Pl. N.W.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
1004479, 1006849, 1007599, PR-2019-003223(PS-2019-00133), PR-2020-003358 (VA-2020-00047, VA-2020-00050)			

Signature:			Date: 6-25-20		
Printed Name: Jayson Pyne			<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent		
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #		

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- ☒ ~~N/A~~ Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

☐ SKETCH PLAT REVIEW AND COMMENT

- ___ Letter describing, explaining, and justifying the request
- ___ Scale drawing of the proposed subdivision plat (7 copies, folded)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- ___ Letter describing, explaining, and justifying the request
- ___ Copy of recorded IIA
- ___ Proposed Final Plat (7 copies, 24" x 36" folded)
- ___ Design elevations & cross sections of perimeter walls (3 copies)
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

☒ MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- ☒ ~~N/A~~ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ☒ Required notice with content per IDO Section 14-16-6-4(K)(6)
- ☒ Office of Neighborhood Coordination Public Notice Inquiry response
- ☒ Proof of emailed notice to applicable Neighborhood Association representatives
- ☒ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- ☒ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ☒ ~~N/A~~ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ☒ ~~N/A~~ Proposed Infrastructure List, if applicable
- ☒ DXF file and hard copy of final plat data for AGIS submitted and approved

☐ MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature:

[Signature]

Date: 6-25-20

Printed Name:

Jayson Pyne

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers:

Project Number

Staff Signature:

Date:



CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

June 25, 2020

Development Review Board
City of Albuquerque

Re: Final Plat Approval: Proposed Lot C-1, Lands of Regina Avila and Mary Lucero

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a final plat approval to eliminate the interior lot line between to existing lots. The property is located at 509 and 517 47th Street. A Sketch plat review meeting was held on January 8, 2020, Project No. 2019-003223 and addressed the comments that the board members had commented on.

Comments from sketch meeting addressed are as follows:

Transportation:

Right-of-way dedication of roughly 6 feet is needed along southern portion of new parcel (Formerly Tract 133-B1-A2) to maintain a consistent right-of-way width along entire frontage. Match right-of-way line to the south at the northeast corner of Lot 3 of Margarita Gardens.

- Dedicated the southeast portion to the City of Albuquerque and is reflected on the plat.
- A minimum 4-foot sidewalk width is required on 47th Street, or a sidewalk waiver shall be requested from existing width.
- A sidewalk waiver was emailed to Transportation on June 18 and will be included in the submittal.

Code Enforcement:

.23; .2924; .3211; .2002; .5175; .312; .2706; .278; .0746; .277- .208; .346

- Subject property was in an area of consistency and a variance for Lot size was required. A Lot size variance was submitted and approved on June 3, 2020. The letter of approval has been included in the submittal.

ABCWUA:

Please include a private water and sanitary sewer easement along the northern property line for the existing Lot B to the west as the existing utility easement is not clear if water and sanitary sewer services are allowed.

- A private water and sanitary sewer easement was granted on the plat. See easement note #2

Hydrology:

No objection to the plat

Planning:

No objection to the plat

Park and Recreation:

No objection to the plat

Thank you for your time and consideration

Jayson Pyne

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: 47th St. Plat

AGIS MAP # J-12-Z

LEGAL DESCRIPTIONS: Lot C & Tract 133 B1A2
lands of Regina Avila & Mary Lucero
MRCO Map 39

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

CSI - Cortesian Surveys, Inc. 1-7-20
Applicant/Agent Date

Ernest Armijo 6/18/2020
Hydrology Division Representative Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

 WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on _____ (date).

CSI - Cortesian Surveys, Inc. 1-7-20
Applicant/Agent Date

[Signature] 1-8-20
ABCWUA Representative Date

PROJECT # 2019-003223



Jayson Pyne <cartesianjayson@gmail.com>

517 47th St. N.W. Neighborhood Meeting Inquiry

Carmona, Dalaina L. <dlcarmona@cabq.gov>

Fri, Jun 19, 2020 at 8:06 AM

To: "cartesianjayson@gmail.com" <cartesianjayson@gmail.com>

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	johnnypena@comcast.net	5921 Central Ave. NW	Albuquerque	NM	87105	5053213551	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

6/25/2020

Gmail - 517 47th St. N.W. Neighborhood Meeting Inquiry

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Thursday, June 18, 2020 3:52 PM

To: Office of Neighborhood Coordination <cartesianjayson@gmail.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Jayson Pyne

Telephone Number

505-896-3050

Email Address

cartesianjayson@gmail.com

Company Name

CSI-Cartesian Surveys, Inc.

Company Address

P.O. Box 44414

City

Rio Rancho

State

NM

ZIP

87174-4414

Legal description of the subject site for this project:

Lot C, Lands of Regina Avila and Mary Lucero and
Tract 133-B1-A2 M.R.G.C.D. Map No. 39

Physical address of subject site:

[517 47th St. N.W.](#)

Subject site cross streets:

Near Bluewater Rd. NW and 47th St. NW

Other subject site identifiers:

6/25/2020

Gmail - 517 47th St. N.W. Neighborhood Meeting Inquiry

Vacant Lot

This site is located on the following zone atlas page:

J-12-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.



IDOZoneAtlasPage_J-12-Z.PDF

424K

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

RE: Notice of Subdivision Platting action at 509 & 517 47th St. S.W. aka Lot C, Lands of Regina Avila and Mary Lucero and Tract 133-B1-A2, M.R.G.C.D. Map No. 39

Hello,

If you are receiving this notice, it is because you were entered into the city's data base as a neighborhood association contact and the project in which we are working in is located within an area that the city has decided is "within your area." We are obligated to notify you of any platting actions that are in that area.

The location of the proposed plat is near the southwesterly corner of 47th Street S.W. and Bluewater Rd. S.W. also known as Proposed Lot C-1, Lands of Regina Avila and Mary Lucero. I've also attached a Plat and Zone Atlas Page showing the proposed subdivision and the plat.

This letter is notification that CSI-Cartesian Surveys Inc. will submit the proposed plat to subdivide the 2 existing lots into 1 new lot, to the City of Albuquerque Development Review Board who has oversight in these matters.

As part of the IDO regulations we are required to formally notify you of our application submittal. If you would like more information, you can call me at 896-3050 or should you desire to attend the DRB hearing it will be held on July 8, 2020, 9:00 A.M. [online](#) via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda.

Jayson Pyne
CSI-Cartesian Surveys Inc.
P.O. Box 44414
Rio Rancho, NM 87174
(505) 896-3050 you must first dial 1 and then the Ext. 113



Jayson Pyne <cartesianjayson@gmail.com>

Public Notice of Platting Action to NHA and Neighborhood Coalition- 509 & 517 47th St. S.W.

Jayson Pyne <cartesianjayson@gmail.com>

Thu, Jun 25, 2020 at 3:44 PM

To: johnnyepena@comcast.net, jgallegoswccdg@gmail.com, aboard111@gmail.com, ekhaley@comcast.net

Cc: "Will Plotner Jr." <wplotnerjr@gmail.com>

Good Afternoon,

This email is to inform you of a subdivision platting action within your neighborhood. I have attached a PDF of the Plat, Notification letter and Zone Atlas Page. Let me know if you have any questions or concerns about the proposed subdivision.

--

Thanks,

Jayson Pyne

CADD Tech

CSI-Cartesian Surveys Inc.

PO Box 44414

Rio Rancho NM 87174

(company) 505-896-3050

(fax) 505-891-0244

www.cartesiansurveys.comEmail: cartesianjayson@gmail.com

3 attachments

**Public Notice Letter.pdf**

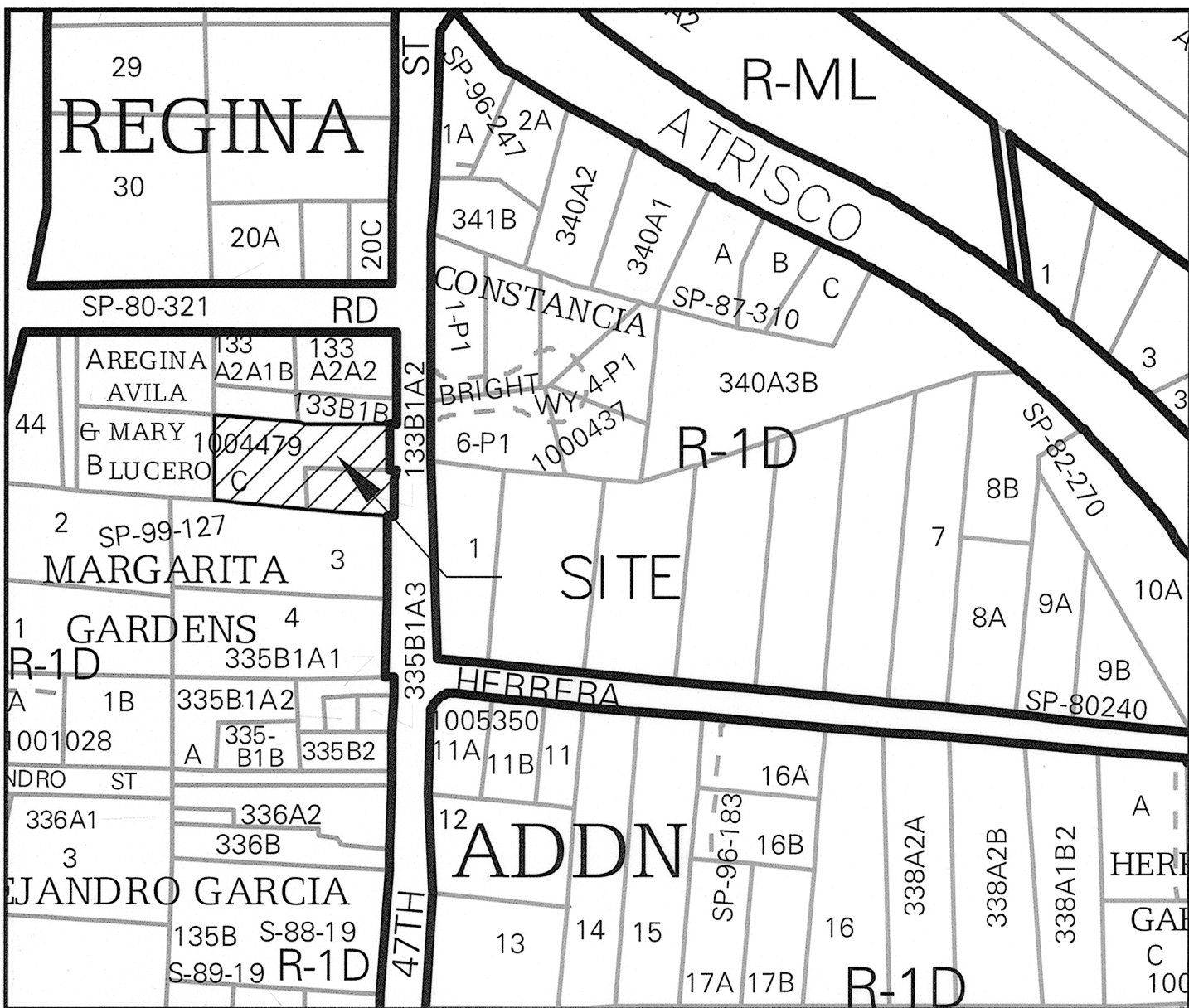
40K

**IDOZoneAtlasPage_J-12-Z.pdf**

424K

**191924_PLAT_6-11-20.pdf**

373K



Vicinity Map - Zone Atlas J-12-Z

Documents

1. PLAT OF LANDS OF REGINA AVILA AND MARY LUCERO FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 31, 2005 IN BOOK 2005C, PAGE 358.
2. REAL PROPERTY TRANSFER DECLARATION AFFIDAVIT FOR SUBJECT PROPERTY PROVIDED BY FIRST AMERICAN TITLE HAVING FILE NO. 1749704 AND DATE OF SALE OF NOVEMBER 21, 2012.
3. WARRANTY DEED FOR LOT C FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 26, 2012, AS DOCUMENT NO. 2012124012.
4. WARRANTY DEED FOR TRACT 133-B1-A2, MRGCD MAP NO. 39 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 28, 2004, IN BOOK A81, PAGE 5137, AS DOCUMENT NO. 2004105405.
5. BOUNDARY SURVEY PLAT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 2, 2004 IN BOOK 2004S, PAGE 64.

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR 47TH STREET NORTHWEST TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

CESAR J. MARTIN, HUSBAND

DATE

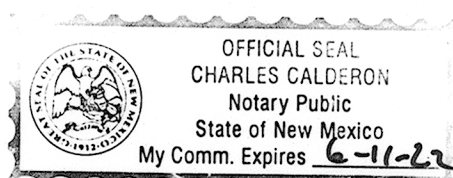
6/19/2020

Sylvia M. Martin
SYLVIA M. MARTIN, WIFE

DATE

6/19/2020

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 19th June, 2020
BY: CESAR J. AND SYLVIA M. MARTIN, HUSBAND AND WIFE, OWNERS

By: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES

6-11-22

Indexing Information

Section 13, Township 10 North, Range 2 East, N.M.P.M.
as Projected into the Town of Atrisco Grant
Subdivision: Lands of Regina Avila & Mary Lucero
Owner: Cesar and Sylvia Martin
UPC #: 101205802008930727 (Lot C)
101205802408530725 (Tract 133-B1-A2)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT OF WAY AS SHOWN HEREON.
3. GRANT EASEMENT(S) AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.4268 ACRES
ZONE ATLAS PAGE NO. J-12-Z
NUMBER OF EXISTING LOTS. 2
NUMBER OF LOTS CREATED. 1
MILES OF FULL-WIDTH STREETS. 0 MILES
MILES OF HALF-WIDTH STREETS. 0 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0070 Acres
DATE OF SURVEY. June 2020

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Legal Description

LOT C, OF THE PLAT OF LOTS "A", "B", AND "C" OF LANDS OF REGINA AVILA AND MARY LUCERO WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FILED OCTOBER 31, 2005 IN PLAT BOOK 2005C, FOLIO 358.

AND

TRACT 133-B1-A2, MAP 39 OF THE MIDDLE RIO GRANDE CONSERVANCY LOCATED WITHIN PROJECTED SECTION 13, TOWNSHIP 10 N, RANGE 2 EAST, NMPM TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT C, LOCATED ON THE WEST RIGHT OF WAY OF 47TH STREET NW, MARKED BY A BATHEY MARKER "LS 14271", WHENCE A TIE TO ACS MONUMENT 20-J11 BEARS N 30°01'34" W, A DISTANCE OF 3958.70 FEET;

THENCE, LEAVING SAID CORNER, COINCIDING SAID WEST RIGHT-OF-WAY, S 00°19'14" W, A DISTANCE OF 50.21 FEET TO AN ANGLE POINT, MARKED BY A 5/8" REBAR;

THENCE, S 87°07'49" E, A DISTANCE OF 5.77 FEET TO AN ANGLE POINT, MARKED BY A IRON STRAP;

THENCE, S 00°53'29" E, A DISTANCE OF 48.89 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY 1/2" REBAR;

THENCE, N 85°07'29" W, A DISTANCE OF 200.93 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT C, LANDS OF REGINA AVILA AND MARY LUCERO, MARKED BY A REBAR WITH CAP "LS 11463";

THENCE, N 00°15'59" E, A DISTANCE OF 94.28 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT C, LANDS OF REGINA AVILA AND MARY LUCERO, MARKED BY A REBAR WITH CAP "LS 11463";

THENCE, S 84°05'44" E, A DISTANCE OF 100.00 FEET TO AN ANGLE POINT MARKED BY A PK NAIL "LS 14271";

THENCE, S 88°58'22" E, A DISTANCE OF 94.07 FEET TO THE POINT OF BEGINNING CONTAINING 0.4268 ACRES (18,591 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101205802008930727

101205802408530725

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lot C-1
Lands of Regina Avila and
Mary Lucero
Being Comprised of
Lot C, Lands of Regina Avila and
Mary Lucero and Tract 133-B1-A2
M.R.G.C.D. Map No. 39
City of Albuquerque
Bernalillo County, New Mexico
June 2020

Project Number: PR-2019-003223

Application Number:

Plat Approvals:

[Signature] 6/18/2020
PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

[Signature] P.S. 6/18/2020
City Surveyor

Traffic Engineer

ABCWUA

Code Enforcement

[Signature] 6/22/2020
AMAFCA

City Engineer

Parks and Recreation

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 6/17/2020
Will Plotner Jr.
N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com



Sheet 1 of 2
191924

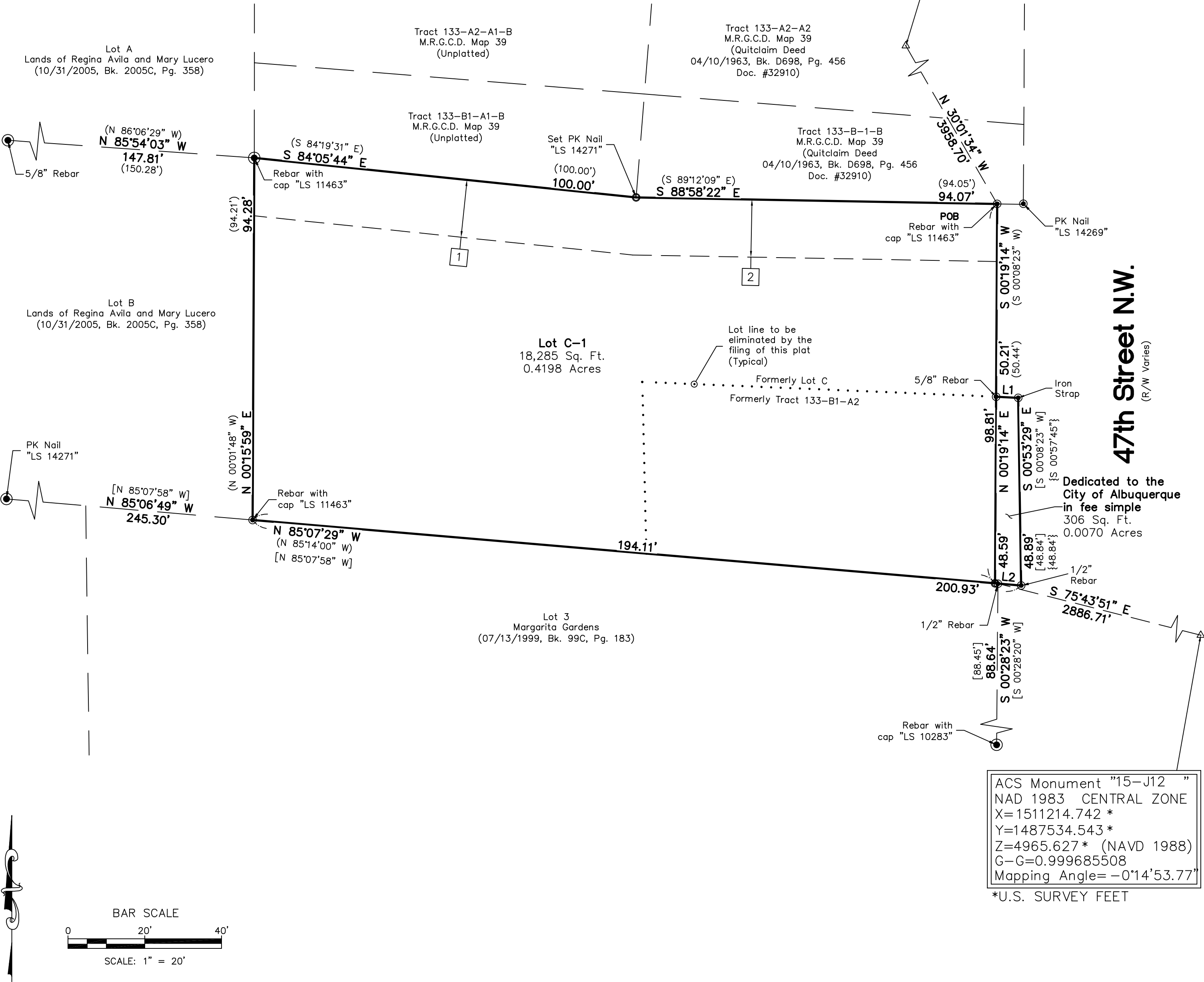
Zoning Variance Notes

1. A ZONING VARIANCE FOR LOT SIZE APPROVED BY THE ZONE HEARING EXAMINER WAS APPROVED ON JUNE 03, 2020, APPLICATION #VA-2020-00047 AND VA-2020-00051.

Easement Notes

- 1 EXISTING 15' PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY LOT B. (10/31/2005, 2005C-358)
- 2 15' PRIVATE SANITARY SEWER AND PRIVATE WATER EASEMENT BENEFITING LOT B, LANDS OF REGINA AVILA AND MARY LUCERO TO BE MAINTAINED BY THE OWNER OF LOT B, GRANTED WITH THE FILING OF THIS PLAT

Line Table		
Line #	Direction	Length (ft)
L1	S 87°07'49" E	5.77' [5.92']
L2	N 85°07'29" W [N 85°07'58" W]	6.82' [6.29']



Plat for
Lot C-1
Lands of Regina Avila and
Mary Lucero
Being Comprised of
Lot C, Lands of Regina Avila and
Mary Lucero and Tract 133-B1-A2
M.R.G.C.D. Map No. 39
City of Albuquerque
Bernalillo County, New Mexico
June 2020

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/31/2005, 2005C-358)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (7/13/1999, 99C-183)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/2/2004, 2004S-64)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

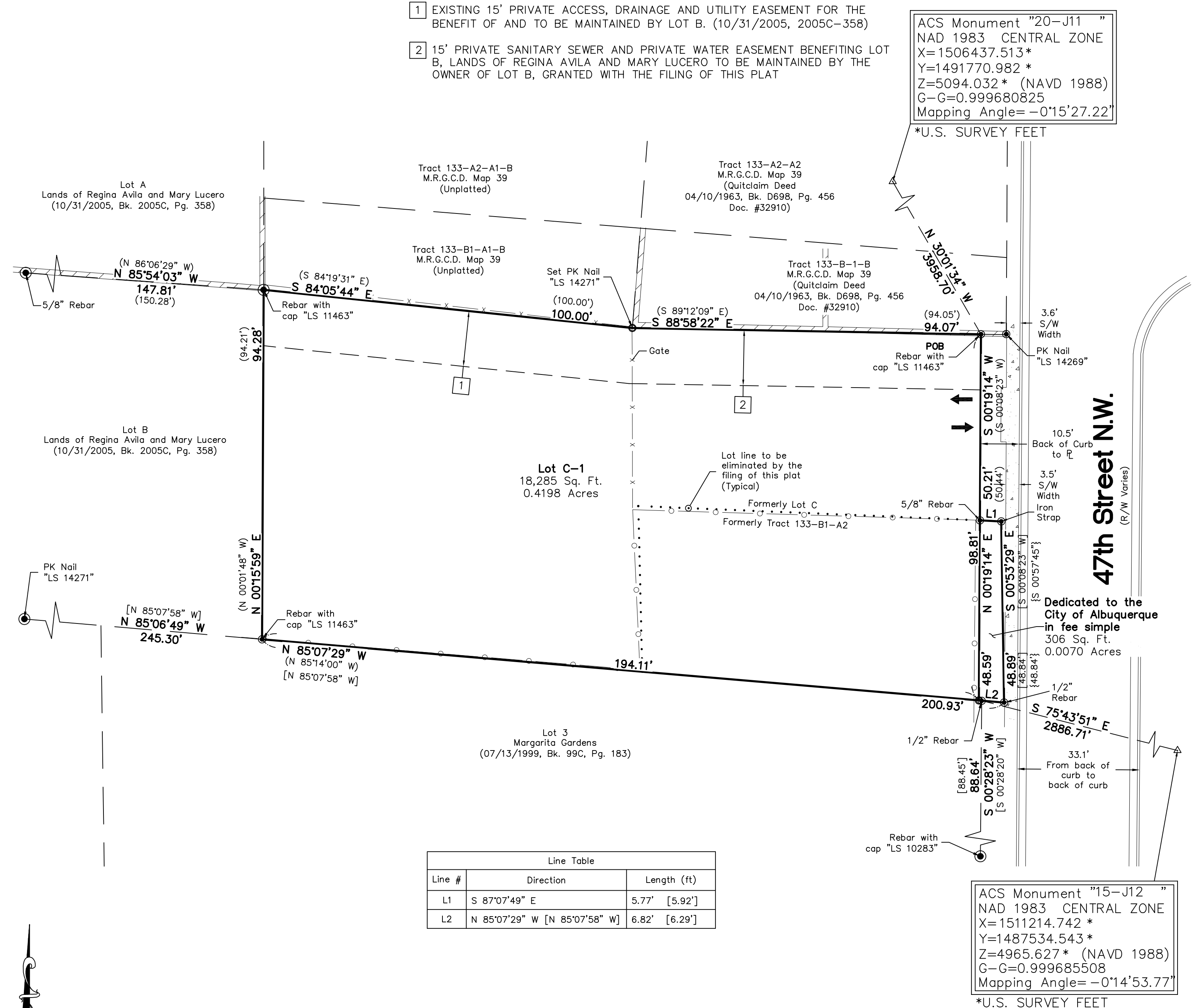
CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Site Sketch for Lot C-1 Lands of Regina Avila and Mary Lucero Being Comprised of Lot C, Lands of Regina Avila and Mary Lucero and Tract 133-B1-A2 M.R.G.C.D. Map No. 39 City of Albuquerque Bernalillo County, New Mexico June 2020

Easement Notes

- EXISTING 15' PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY LOT B. (10/31/2005, 2005C-358)
- 15' PRIVATE SANITARY SEWER AND PRIVATE WATER EASEMENT BENEFITING LOT B, LANDS OF REGINA AVILA AND MARY LUCERO TO BE MAINTAINED BY THE OWNER OF LOT B, GRANTED WITH THE FILING OF THIS PLAT



ACS Monument "20-J11"
 NAD 1983 CENTRAL ZONE
 X=1506437.513 *
 Y=1491770.982 *
 Z=5094.032 * (NAVD 1988)
 G-G=0.999680825
 Mapping Angle=-0°15'27.22"
 *U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/31/2005, 2005C-358)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/31/2005, 2005C-358)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
■	CONCRETE
▨	BLOCK WALL
—○—	CHAINLINK FENCE
—x—	WIRE FENCE

Line Table		
Line #	Direction	Length (ft)
L1	S 87°07'49" E	5.77' [5.92']
L2	N 85°07'29" W [N 85°07'58" W]	6.82' [6.29']

ACS Monument "15-J12"
 NAD 1983 CENTRAL ZONE
 X=1511214.742 *
 Y=1487534.543 *
 Z=4965.627 * (NAVD 1988)
 G-G=0.999685508
 Mapping Angle=-0°14'53.77"
 *U.S. SURVEY FEET

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